

# **APPLEWOOD VILLAGE I CONDOMINIUM ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

In addition to the provisions of the Declaration of Condominium ("Declaration"), Articles of Incorporation ("Articles") and Bylaws ("Bylaws"), of APPLEWOOD VILLAGE I CONDOMINIUM ASSOCIATION, INC. ("Association"), the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Directors, shall govern the use of Units, Common Elements and other property owned by the Association or subject to use rights held by the Association (collectively, "Condominium Property"), and the conduct of all Unit residents, whether Unit Owners, approved lessees, or the guests of Unit Owners or lessees. All defined terms herein shall have the same meaning as in the Declaration, Articles and Bylaws.

1. **POOL** The pool area is open from dawn till dusk and posted pool rules must be followed at all times
2. **CLUBHOUSE** Unit owners may have up to five (5) guests at the Clubhouse at one time. The Clubhouse **cannot** be rented.
3. **RESIDENT LESSEES/GUESTS** Any occupants of the unit, other than the Unit Owner, the Owner's children, siblings, parents or grandparents, who occupy a unit in excess of thirty (30) consecutive days, shall be treated as Resident Lessees, regardless of whether there is an exchange of consideration for the use of the Unit. Resident Lessees must be screened and approved by the Board of Directors, change his/her license to the unit address, register his/her car with the association and obtain a sticker for his/her car.
4. **GUESTS** Anyone staying less than thirty (30) consecutive days, and the Unit Owner's children, siblings, parents or grandparents, are considered guests. No guest, other than an Owner's children, siblings, parents or grandparents, may stay for more than ninety (90) non-consecutive days in any six (6) month period. Guests who stay for more than ninety (90) non-consecutive days in a six (6) month period will be considered Resident Lessees. Any new occupant must be screen prior to moving into a Unit.
5. **PARKING/VEHICLES** No commercial vehicles, trucks, trailers, motorcycles, RV's, campers, mopeds, motor homes, boats, vans or recreational vehicles shall be permitted to park within the Condominium property between the hours of 12:00 AM – 7:00 AM.
  - a. **Each unit owner has one (1) assigned spot**
  - b. Everyone must observe the posted speed limit in the Village which is 15 MPH
  - c. All vehicles including guest vehicles, must be parked head in so the license plate is visible. Vehicles may not be backed into parking spaces.
  - d. No vehicle which cannot operate on its own power or does not have a current vehicle registration shall remain within the Condominium Property for more than 24 hours.
  - e. No vehicle shall be repaired within the Condominium Property, except in emergencies or to change a tire or battery.

- f. Car washing is only allowed at the designated car wash area at the Clubhouse and only residents may wash their cars on the Condominium Property.
  - g. All residents must have a parking sticker, or a visitor pass to park between midnight and 7:00 AM.
6. **GARBAGE** No garbage cans, supplies, or other articles shall be placed on balconies, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any such balconies or patios or part of the Common Elements or Condominium Property. The Common Elements and Condominium Property shall be kept clear and free of rubbish, debris, and other unsightly material.
- a. **ALL** garbage, including newspapers, must be placed in tied plastic bags and deposited in trash bins in the dumpster and not around the dumpster area.
  - b. Trash is not allowed to be kept in front of any unit
  - c. All large boxes must be broken down
  - d. Recyclables must be separated, and plastic bags shall not be put in the recycle bins
  - e. Contractors and Unit Owners are not allowed to put items such as tile, carpet, cabinets, furniture, appliances, etc., in the trash containers. All contractors must remove any and all debris from the Condominium Property.
  - f. Bulk items may only be put out in the dumpster area on the assigned day of bulk pickup for the City.
7. **NUISANCE** No nuisance shall be permitted upon the Condominium Property. No use or practice which is an unreasonable source of annoyance to residents, or which shall interfere with the peaceful possession and proper use of the Condominium Property by its residents, shall be permitted.
- a. No Unit Owner, tenant, guest, invitee, or other occupant shall disturb the peaceful enjoyment and living conditions of others, including no harassment, no stalking, and no threats, express or implied, of physical violence. This provision includes no uninvited physical contact and no gestures threatening, or reasonably construed as the precursor to physical contact.
  - b. No Unit Owner shall permit or suffer anything to be done or kept in his Unit or upon the Condominium Property which will increase the rate of insurance on his Unit or the Condominium Property, or which would constitute a threat to the health and/or safety of other residents.
  - c. No immoral, improper, offensive or unlawful use shall be permitted or made of the Cond Property or any part thereof.
8. **NOISE** In order that all residents may have the quiet enjoyment of their property, no Owner shall make or permit any disturbing noises on the Condominium Property by himself, his family, lessees, employees, agents, visitors, and licensees.

- a. No Owner shall unreasonably play or suffer to be played upon any musical instrument or operate or suffer to be operated a phonograph, television, radio or sound amplifier, in his unit in such a manner as to disturb or annoy other owners.
  - b. No Owner shall conduct, or permit to be conducted, vocal or instrumental instruction at any time
  - c. Coconut Creek noise ordinance shall be followed, and adhered to, at all times.
9. **SOLICITATION** There shall be no solicitation by any person anywhere on the Condominium Property for any cause, charity or any purpose whatsoever, unless specifically authorized by the Board.
10. **PETS** No pets are allowed on the Condominium Property
11. **EXTERIOR ALTERATIONS** In order that the Buildings may maintain an attractive and uniform appearance, no Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, windows or roof. Not shall an Owner place anything other than porch furniture or plants on the porch or balcony except with their prior written consent of the Board, and further when approved, subject to the Rules and Regulations adopted by the Board.
12. **FLOORS/SOUNDPROOFING** Unless expressly permitted in writing by the Association, the installation of any floor covering, other than padded carpeting, is prohibited. In any event, Unit Owners shall have the duty of causing there to be placed between any such covering and the floor of the unit, generally accepted and approved material for the diminution of noise and sound so that the floor shall be adequately soundproofed according to general architectural and engineering standards observed in the community.
13. **ABSENCE FROM UNIT** In order to protect the Condominium Property, each Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by:
  - a. Removing all furniture, plants and other objects from his porch, terrace, or balcony where applicable; and
  - b. Designating a responsible firm or individual to care for his Unit should same suffer hurricane damage, and furnishing the Board of Administration with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board.
14. **EMERGENCY CONTACT** Each unit owner must provide an emergency name and number to the Management Company
15. **EMERGENCY ACCES TO UNITS** In case of any emergency originating in, or threatening any Unit, the Board or any other person authorized by it, shall have the immediate right to enter such Unit for the exclusive purpose of remedying or abating the cause of such emergency, notwithstanding that the Owner of such Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Board shall have a master key to git the door locks to all Units. If an Owner wants a second

lock installed as additional security, said Owner shall deposit with the Board a duplicate key for the second lock.

16. **WATER AND A/C** No one is allowed to shut the water off in any building without consent from the Management Company. Once approved, the Unit Owner must notify all other units in the building before water is shut off. Each unit has an individual shut off valve. No A/C work can be done in building A and B without consent of the Management Company. The water cooling system will affect the other units. Once given consent, the unit owner must notify all other units in that building before work may commence.
17. **ASSOCIATION CONTRACTORS** In order that labor costs may be kept to a minimum, employees of the Association may not be sent out of the Condominium Property by an Owner, at any time, for any purpose. N Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.
18. **COMMON AREAS** In order to enhance the beauty of the buildings and for safety purposes, the sidewalks, entrances, passages, vestibules, stairways, corridors, halls, and all similar Common
19. **STORAGE** Owners shall store personal property within their respective Unit and designated storage areas. Bicycles may be stored only in Units or in other specifically designated areas.
20. **BALCONIES** No fires, cooking devises or other devises which emit smoke or dust, other than any which may be installed by the Association, shall be allowed on any balcony
  - a. So as to maintain the cleanliness of the Condominium Property, no Owner shall allow anything whatsoever to fall from the window, balcony, or doors of his Unit, nor shall he sweep or throw therefrom any dirt or other substances upon the grounds.
21. **SIGNS** In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium Property without the written consent of the Board.
22. **FENCES** No fences may be erected upon the Condominium Property
23. **ROOF** No one other than person authorized by the Board shall be permitted at any time on the roof of the Condominium Building.
24. **ANTENNAS** No radio or television installation may be permitted in a Unit which interferes with the television or radio reception of another Unit. No antenna or aerial may be erected or installed on the roof or exterior walls of the Condominium Building without the written consent of the Board of Directors, expect that this prohibition shall not be applicable to television or radio installations permitted or contemplated by the Declaration.